

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: September 15, 1971

Appeal No. 10927 Capitol Hill Associates, Inc., Appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and carried with Messrs. Mackey and Scrivener absent, the following Order of the Board was entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER: December 7, 1971

ORDERED:

That the appeal for permission to continue a parking lot until construction of a new office building is commenced at 310 - 1st Street, S.E., part of lot 46, Square 733, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is used as a temporary parking facility adjacent to an existing 4-story building currently used as office space by the Republican National Committee.
3. Capitol Hill Associates, Inc., was previously granted permission to build the subject parking lot. However, upon completion appellants failed to apply for a Certificate of Occupancy. Therefore, appellants request reinstatement of a former case that expired because of the six month rule.
4. The Department of Highways and Traffic offered no objection to the granting of this special exception to continue the use of this temporary parking lot. However, it was recommended that approval should be given for not more than five (5) years or until construction work at this site begins.
5. The Capitol Hill Southeast Citizens Association registered objection to the granting of this appeal.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

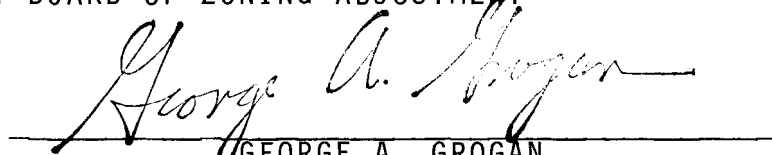
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.